



Exhibition Studios

269 Sussex Way, N19

Asking Price £1,250,000

An impressive four-bedroom warehouse conversion offering bright and characterful accommodation over three floors.

The ground floor opens into an entrance hall leading to an impressive open-plan reception, dining and kitchen area. The space perfectly reflects its warehouse origins, with generous proportions and an abundance of natural light. A guest cloakroom is also conveniently positioned on this level.

Upstairs, the first floor comprises of a spacious principal bedroom and two further double bedrooms arranged around a central landing, alongside a family bathroom and useful storage space. The fourth double bedroom is located on the top floor, benefitting from a private terrace offering a pleasant outdoor space for relaxing or enjoying morning coffee.

CHESTERTONS



Exhibition Studios

269 Sussex Way, N19

- Four Bedrooms
- Warehouse Conversion
- Excellent Location
- Roof Terrace
- Rarely Available



Getting around the city could not be easier. Within minutes you can reach Archway Underground Station (Northern Line, Zone 2) and Upper Holloway Overground Station. The area boasts a great selection of shops, pubs and restaurants. Highgate Village is in close proximity, as are both Whittington Park and Waterlow Park.

Tenure: Freehold

Service Charge: N/A

Ground Rent: N/A

Local Authority: Islington Council

Council Tax Band: G

Chestertons Camden & Kentish Town Sales

99-101 Parkway

Camden

London

NW1 7PP

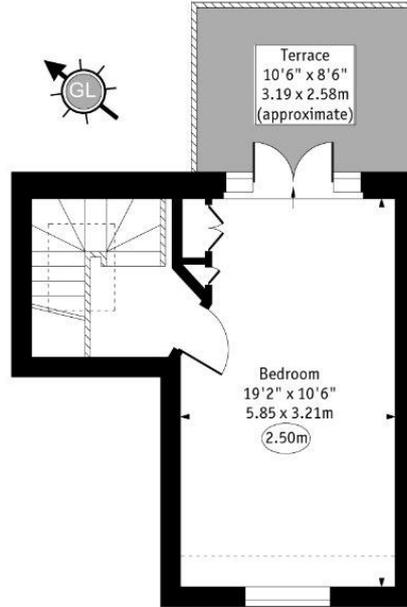
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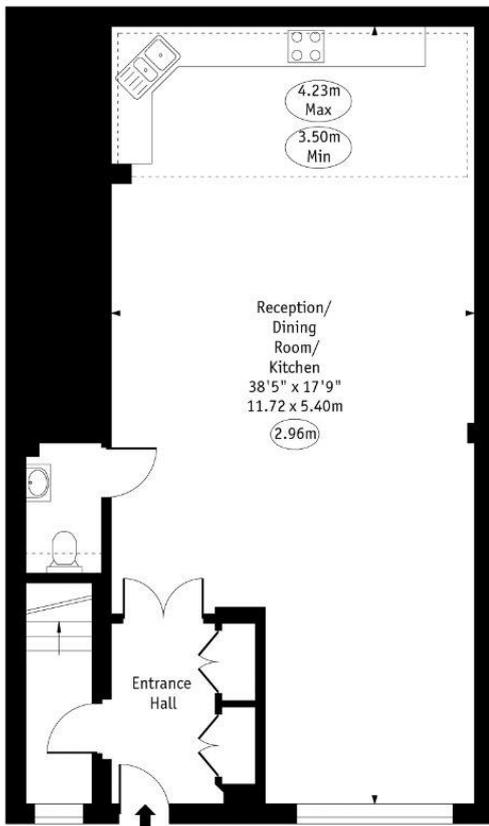
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Sussex Way

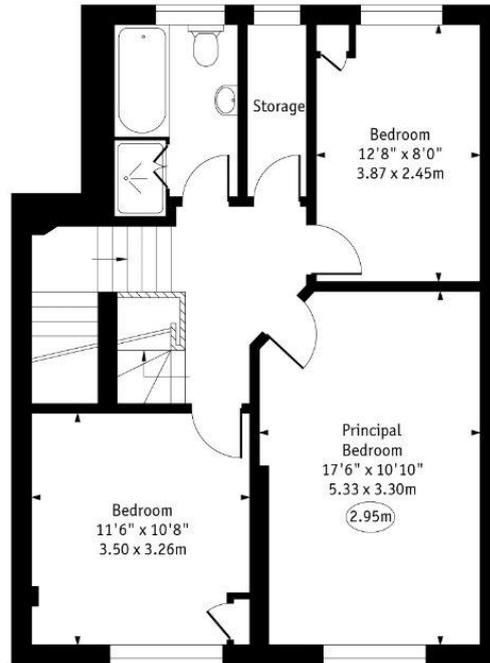
○ - Ceiling Height



Second Floor
262 Sq Ft - 24.30 Sq M



Ground Floor
760 Sq Ft - 70.60 Sq M



First Floor
633 Sq Ft - 58.94 Sq M

Approx Gross Internal Area 1640 Sq Ft - 152.36 Sq M

Approx. Floor Area Including Restricted Heights 1655 Sq Ft - 153.84 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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